

OPEN STORAGE

TO LET

PHASE 2
BRIDGWATER
TRADE PARK, A38
BRISTOL ROAD,
BRIDGWATER
TA6 4WA

1.4 acres
0.57 hectares

- Class 1 (75) Open Storage
 - Mix of concrete, tarmac and gravel
 - Secure and fenced
 - Excellent access to road network
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LOCATION

The site is located at Bridgwater Trade Park, a new high quality industrial trade counter development prominently positioned fronting the A38 Bristol Road.

Road connections are excellent with Hinkley Point only 12 miles to the north west.

Junction 23 of the M5 is approximately 1.5 miles to the north and Junction 24 is circa 4 miles to the south.

Bristol Airport is approximately 23.5 miles to the north providing international connections.

Bridgwater train station offers railway access between Bristol and Exeter and is circa 1.5 miles to the south of the site.

DESCRIPTION

Class 1 (75) Open Storage site at Bridgwater Trade Park measuring 1.4 acres.

The site benefits from a mix of surfacing including concrete, tarmac and gravel.

It is secure and fenced, and has access to electricity, gas and water.

The site can accommodate B1(c), B2 and B8 planning uses.

ACCOMMODATION

Name	Size
Total	1.4 Acres (0.57 Hectares)

TERMS

A new lease is available direct from the Landlord on terms to be agreed.

RENT

Price on Application.

RATEABLE VALUE

Rates assessment is required. Contact Somerset County Council: <https://www.somerset.gov.uk/>

EPC

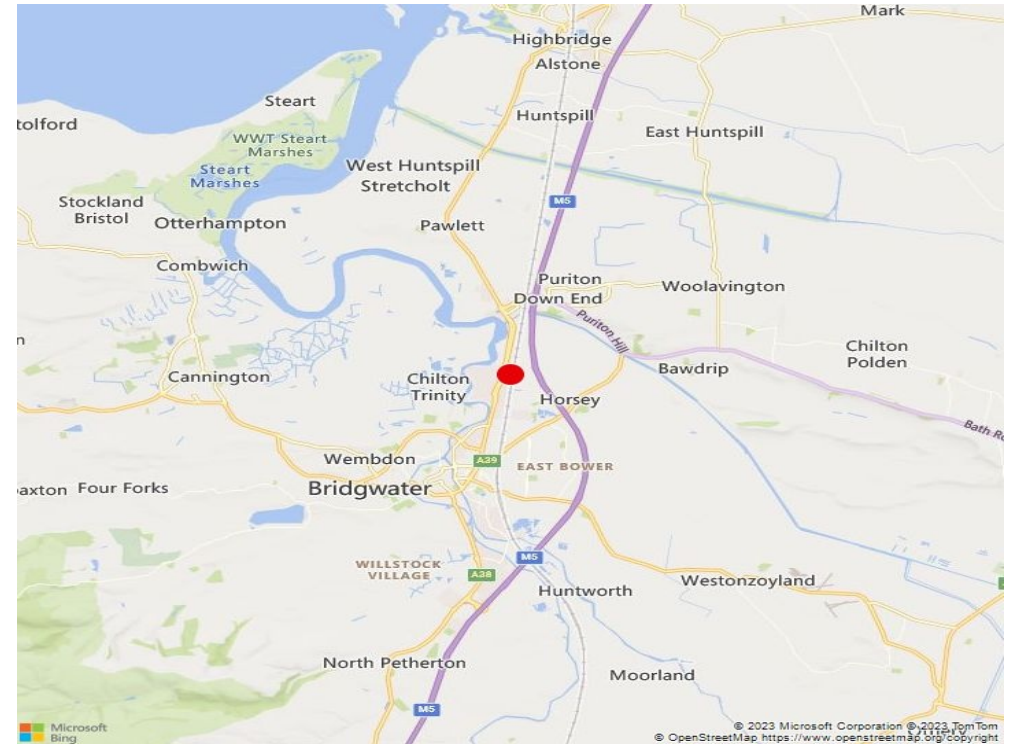
EPC not required.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with agents.



CONTACT

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